

**REPORT TO:** CABINET

**DATE:** 1 DECEMBER 2022

**TITLE:** STAPLE TYE SPD – FINAL FOR ADOPTION

**PORTFOLIO HOLDER:** COUNCILLOR MICHAEL HARDWARE,  
PORTFOLIO HOLDER FOR STRATEGIC  
GROWTH

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**This is a Key Decision**  
**It is on the Forward Plan as Decision Number I013967**  
**Call-in Procedures may apply**  
**This decision will affect Staple Tye Ward.**

**RECOMMENDED that Cabinet:**

- A** Notes the responses received to the consultation and agrees the consequential amendments made to the Staple Tye Supplementary Planning Document (SPD) as set out at Appendix B to this report.
- B** Formally adopts the SPD as set out in Appendix A to this report and delegates authority to the Director of Strategic Growth and Regeneration in consultation with the relevant Portfolio Holders to make and agree any minor or inconsequential amendments to the Staple Tye Supplementary Planning Document arising from any matters discussed and agreed at Cabinet.

#### **REASON FOR DECISION**

- A** To enable the SPD to be formally adopted under Regulation 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
- B** To meet the legal requirements of developing and adopting an SPD.

## BACKGROUND

1. The Harlow Local Development Plan (HLDP) was adopted by the Council on 10 December 2020. The Local Plan sets out a long-term vision for Harlow, identifying land where development will be acceptable and where it will be unacceptable.
2. It contains policies which ensure future development is sustainable by meeting the needs of residents, businesses and visitors, while providing the required infrastructure and protecting existing retail centres and employment areas. These policies are material considerations in the determination of planning applications.
3. The purpose of the Staple Tye SPD is to provide a clear, robust and deliverable development framework which can be used to help regenerate the Staple Tye Neighbourhood Centre and surrounding area. The Staple Tye SPD has been developed around an outline strategy of four key areas which focuses on redevelopment opportunities, public realm improvements, connectivity improvement and retention of key land uses. The SPD also provides further guidance to support the implementation of Policies RS3 and ED2 of the HLDP. The SPD area already benefits from investment from the Towns Fund. This will provide high quality business units and flexible workspace as well as improvements to the cycleway and underpasses.
4. The SPD's Development Framework is based on the following key principles:
  - a) Retaining a healthy, vibrant and active Neighbourhood Centre
    - i) Staple Tye should continue to be the heart of the neighbourhood providing local services and convenience retail within a 20-minute walk of homes.
  - b) Promoting economic growth and local jobs
    - i) Opportunities for new businesses at development opportunity sites in emerging growth sectors should be sought. The Staple Tye employment area and the shopping centre must continue to support the local economy.
  - c) Enabling the provision of high quality and diverse housing
    - i) New homes are needed in Harlow to meet local need. The Staple Tye area is set to deliver several new residential development opportunities which are identified in paragraph 5 of this report. These development opportunities will provide a mix of unit sizes and tenures, including affordable housing, in line with HLDP policies.
  - d) Improving transport and movement options

- i) Improving walking and cycling routes through the Staple Tye area to support greater use of sustainable transport options, as well as the idea of delivering a 20-minute neighbourhood. Road crossings and routes for pedestrians and cyclists will be reviewed and improved, including the potential for new crossing points, to provide a better and safer experience. The area has the opportunity to provide a mobility hub for active transport uses with improved access to bus provision.
- e) Enhancing the natural environment and public realm
  - i) The Staple Tye area is already well connected to the Great Parndon open space and benefits from the Green Finger which runs through the area. Enhancements to the natural environment, public realm and delivery of landscaping within the new developments will help provide a high-quality safer and healthier environment for local residents.

5. The SPD identifies several redevelopment opportunities. These include:

- a) Site on the corner of Parnall Road and Pinceybrook Road – the site is currently vacant and now owned by the Council. It has been identified for residential development.
- b) Great Parndon Library – the building is currently one-storey and has a small parking area and amenity space adjacent to the building. The library use will be retained but the site has potential for further redevelopment, providing additional community floorspace or residential units or the existing site and buildings improved in terms of frontage design and the public realm.
- c) Former Lister House Medical Centre – the site is currently vacant and now has planning consent for residential and employment use.
- d) Staple Tye Mews – This site forms part of a HLDP Housing Allocation and currently provides space for small business units; however, the current uses do not reflect the original service area uses. The Mews would benefit from either short-term improvements to the public realm and frontage design or long term redevelopment to provide space specifically for small start-up units.
- e) Staple Tye Depot – This site is suitable for residential reflecting the HLDP housing allocation, taking into consideration the adjacent employment area and connections to the walking and cycle routes. It would be beneficial to reinvest in connections across Pinceybrook Road which connects the walking and cycling routes.
- f) The Gateway – this site is suitable for residential reflecting the HLDP housing allocation, taking into consideration the adjacent employment area and connections to the walking and cycle routes. Similarly to the

Staple Tye Depot, the opportunity should be taken to invest in and enhance connections across Pinceybrook Road which connects the walking and cycling routes.

6. The connectivity proposals include improvements to the cycleway and underpasses through the Towns Fund work as well as improvements identified in the Harlow and Gilston Garden Town (HGGT) Local Cycling and Walking Infrastructure Plan (LCWIP). This includes a cycling route through the Staple Tye area and improvements along the existing path including cycle crossings and resurfacing. The LCWIP also recommends a number of design improvements for walking in the Staple Tye area including the provision of additional crossings.
7. The public realm improvements concentrate on the small parking area north of Poundland which could be converted into a pedestrian zone to include seating areas and playspace, thereby creating a multipurpose space. Improvements to the Green Finger, shown on the HLDP Policies Map, and walking and cycling routes will include modern lighting, seating areas and signage to key facilities in the area. As referred to above, the amenity space adjacent to the library could be improved to include play space and landscaping.
8. The employment areas and shopping centres are both to be protected to retain employment use and retail use through HLDP policies. Community facilities such as the library are key assets for the local area and are also protected under policies in the HLDP.

## **ISSUES/PROPOSALS**

### **Consultation**

9. In July 2022, the Portfolio Holder approved the draft Staple Tye SPD to enable it to be published for the purposes of public consultation.
10. The consultation period commenced on Wednesday 10 August 2022 and closed on Friday 23 September 2022.
11. The Council complied with the legislative requirements for consulting on an SPD, as well as the requirements set out in the Council's adopted Statement of Community Involvement (SCI).
12. This included:
  - a) Notifications being sent to people, organisations and businesses who have either recorded an interest in SPDs or are statutory consultees;
  - b) Notifications being sent to addresses within 80m of the SPD area boundary;
  - c) A notice being published in the local newspaper;

- d) Posts about the consultation being made on the Council's social media channels;
  - e) Hard copies of the SPD being available at the Civic Centre, Great Parndon Library and Harlow Central Library;
  - f) An online version being available on the Council's website;
  - g) Exhibition boards were set up for the duration of the consultation at the Civic Centre and in the Great Parndon Library; and
  - h) Posters were put up within units in the SPD area.
13. In total, 12 residents, organisations or companies responded to the consultation. From these responses, 32 points were extracted which are detailed, along with a Council response to each, in the Consultation Statement at Appendix B of this report. A summary of the main issues raised during the consultation which required amendments to the draft SPD include the following:
- a) Reference the provision of a Mobility Hub and consider speed limit options;
  - b) Clarify that the Neighbourhood Service Area is known as Staple Tye Mews;
  - c) Ensure work towards the provision of electric charging points in the area is set out; and
  - d) Improvements needed on crossings and junctions across the area.
14. Other less substantive issues were raised which did not require an amendment to the draft SPD.

### **Next Steps**

15. Following public consultation, and the consideration of the responses received, the document has, where appropriate, been revised and updated (Appendix A). It is considered therefore, that the SPD provides a robust guidance to help shape and guide development in the Staple Tye Area. In conjunction with the HLDP and other related documents, it will help secure the Council's wider regeneration ambitions and provide a catalyst for positive change for residents and businesses alike.
16. The Staple Tye SPD will, therefore, be a material consideration in the determination of planning applications and will also inform pre-application discussions on relevant developments. The adopted SPD will be hosted on the Council's website with a number of hard copies also being made available.

## **IMPLICATIONS**

### **Strategic Growth and Regeneration**

The creation of this Supplementary Planning Document will provide the framework for the Regeneration of the Staple Tye neighbourhood centre and employment area. It will provide more certainty for developers whilst protecting some of the key assets of the area.

**Author: Andrew Bramidge, Director of Strategic Growth and Regeneration**

### **Finance**

As contained within the report.

**Author: Simon Freeman, Deputy to the Chief Executive and Director of Finance**

### **Housing**

As outlined in the report.

**Author: Andrew Murray, Director of Housing**

### **Communities and Environment**

None specific.

**Author: Jane Greer, Director of Communities and Environment**

### **Governance and Corporate Services**

The Council has followed the procedure within Regulation 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

**Author: Simon Hill, Director of Governance and Corporate Services**

### **Appendices**

Appendix A – Staple Tye Supplementary Planning Document

Appendix B – Staple Tye SPD Consultation Statement

Appendix C – Staple Tye SPD Equalities Impact Assessment

### **Background Papers**

Harlow Local Development Plan: Adopted December 2020 -

<https://www.harlow.gov.uk/planning-and-building-control/planning-policy/harlow-local-development-plan/harlow-local>

### **Glossary of terms/abbreviations used**

HGGT – Harlow and Gilston Garden Town

HLDP – Harlow Local Development Plan

SCI – Statement of Community Involvement

SPD – Supplementary Planning Document